THE NEW YORK HERALD, SUNDAY, MAY 28, 1922.

UNITED STATES'

inheritance and income taxes

REAL ESTATE AT AUCTION.

are the reason for your getting an opportunity

to buy-without the least exaggeration-

SOME OF THE CHOICEST LOTS has five subway stations

for investment, building or speculation that have ever been offeerd

At Auction in the history of New York

THE FIRST 5,000 PEOPLE

who write will receive, free of all charge

A PHONOGRAPH RECORD

PLAY IT ON YOUR PHONOGRAPH and follow its advice!

If you don't, you may regret it in a few years.

Absolute, Peremptory AUCTION SALE By order of THE FARMERS' LOAN & TRUST CO., Trustee under the trust created by

WILLIAM WALDORF ASTOR

on 172nd, 174th, 177th, 178th, 180th Streets and

Westchester and Tremont Aves., adjacent avenues and streets, Bronx

At the HOTEL ASTOR, Broadway and 45th St.

Commencing WED., JUNE 14, at 1 P. M.

and continuing until every lot is sold to the highest bidder without reserve or protection

80% can remain on installment contract 70% can remain on mortgage

Title insured free to purchasers by The Title Guaranty & Trust Company Send for booklet to

JOSEPH P. DAY, Inc.

CITY REAL ESTATE.

American Basement

West of Broadway 5 Baths and All Modern

5 Baths and All Modern Improvements Owner is Anxious to Sell Will Take \$5,000 Cash and Consider Low Offer Slawson & Hobbs 162 WEST '72D ST.

Bronx-Sale or Let.

N. W. Gor. 175th & Park Av.

Well Constructed Building

43,500 Sq. Feet

Suit Any Business

UP TO DATE BROKERS PROTECTED.

N. Y. C. Suplifying Cort. 6744

Sole Agent.

Brooklyn-Sale or Let

New

Two Family Homes

Best Value for the Money

TAX EXEMPT

11 Rooms and 2 Baths

Eastern Parkway Section

Sullivan St. & Rogers Ave.

Take I. R. T. Subway (Flatbush Ave.)

Realty Associates, Builders

162 Remsen St., Brooklyn, N. Y.

Own Your Own Bungalow

Half hour from Boro Hall, Brighton Beach Subway to Neck Road Station; bus to property. Lots sold on easy terms; 5 years to pay. Bungalows, \$650 and up; sold on easy terms. Bathing, boating and fishing. Free Title Policy. Three Hundred Satisfied Customers in less than 6 months, Stores, church, telephone, electric light some of the modern improvements now being installed. Come and see for yourself.

GERRITTSEN, PARK INC.

153 Remsen Street, Brooklyn. Telephone Main 1675. Office on Property. Phone Coney Island 2733.

LOOK THIS OVER

Must sell this attractive corner house, a rooms, bath, glass enclosed porch, parquet floors, tile bath, electric lights, steam heat; worth \$11,000; if sold at once will take \$10,000; tax exemption eaves \$1,750; easy terms to good family. Take Culver line "L" to 18th Ave., walk to 51st St. Apply Thompson, 1810 51st St.

Queens-Sale or Let.

BUILDERS ATTENTION

1 Offer For Sale 39 LOTS

Between Grand Av., Broadway, 6th & 7th Avs., Long Island City. ALL IMPROVEMENTS. WILL SUBORDINATE

GEORGE J. RYAN,

46 Jackson Av. Tel. Hunterspoint 3451 LONG ISLAND CITY.

"Queens Village Homes.

FOR SALE

CITY REAL ESTATE.

Freeport-Convenient to depot; new room cottage; good plot; all mod-rn improvements; cash \$900. Price. \$6.800

C. H. LUERSSEN

BALDWIN, L. I.

Freeport 1048 daily and Sunday. York Office: Vanderbilt Avenue, 51 East 42d St., rooms 308-311. G. Smith, manager, Tel. Vanderbilt business days and hours.

BUY

A BEAUTIFUL

HOME AREAL HOME NOT JUST A

HOUSE

Gives You Thie to Your Own Home.
35 Monthly Pays All Carrying Charges,
Beautiful 7 room HOME, enclosed
orch; attic; in choice, exclusive section
JAMAICA,
HILLSIDE AVENUE, corper 1864rect (opposite AVENUE, corper 1864-

NORTH SIDE HOMES CO.

One-Family Cottage Homes

RICHMOND HILL

\$7,800 Cash and rerms arranged owner and builder on premise.

Kimball Av., Cor. 106th St.

MURRAY'S SPECIAL

J. CLARENCE DAVIES, Inc. 149th St., and 3rd Ave. 51 East 42nd St.

CITY REAL ESTATE. above 59th St.-5th Av. to East River.

1042 MADISON AVE. NEAR TOTH ST. 33 FEET WIDE 4 Story & Basement, Modern, Duff & Conger, Inc. Madison Ave.

bove 59th St .- 5th Av. to North River.

Prominent Broadway Corner Below 110th Street 7 excellent stores. 5 leases expiring this year. Substantial building covers about 4 lots. Rental about \$70,000 per year. Increase in value assured. Price low. Terms right. Full particulars. Principals only. SLAWSON & HOBBS.

Heights, Above 125th St. West of 8th Av.

162 West 72nd Street.

SOLID INVESTMENT PROPERTIES I'rice \$425,000.

West Side, Broadway corner, Six100, seven story elevator, 7 stores. Layout, 6s, 7s, 8s. Income \$64,000. Price \$400,000.

Five story high class walk-up. Dyckman section. 50x100. Layouts, 3s, 4s and 5s. Income \$17,000. Price \$92,000.

E. J. MAAS REALTY CO., INC.. 200 West 102d St. Phone Riverside 0804.

INVESTMENT BARGAIN

JOHN PETERS, 210 E. 14th St. Lots Close to Broadway and 167th St.

erranged. Five lots in two plots, Brokers protected. F. B. ROBERT, 217 Broadway. Manhattan-Miscellaneous.

PLOTS

We have a number of choice plots on Fifth, Madison, Park, Lexington Aves, and side streets that are suitable for immediate improvement with apartment

INVESTMENTS

East Side near B'klyn Bdge.

Overlooking Central Park
High class 14-story corner apart
ment, arranged in 3-4 room suites
Will show unusual return on in
vestment of \$200,000 cash. Plan
and full information to principal

Madison Ave. Corner

DWELLINGS

Turtle Bay Gardens occupancy. Cost \$85,000. Can be purchased for \$65,000. Plans and full information on request.

In the 60's n'rLexington Av. 3-story and basement house, 5 bedrooms, 2 baths; garden, yard. Price \$45,000. Excellent opportunity for any one requiring small modern house for occupancy.

Park Ave. Corner Private dwelling, restricted sec-tion, 6 master bedrooms, 5 baths, 4 servants' rooms and 1 bath. Price attractive, Easy terms. In the 70's--Park Ave. Sec. S-story and basement house, master bedrooms. Can be pur chased for less than \$40,000.

RULAND & BENJAMIN, INC. 14 East 48th St.

VERY CHEAP
Side Cold Water Tenement, Twenty
a. Big income. Easy terms. Must be YORKVILLE APARTMENT HOUSE O. D. & H. V. DIKE

REAL ESTATE AT AUCTION.

AND ENGLAND'S

Beautiful Building Material Exhibit. Inspect the Many Models

of "Honor

Bilt" Homes

CITY REAL ESTATE.



Living and Dining Room, Two Bedrooms, Kitchen and

This House Built Complete, \$3,600 Over 100 Other Designs.

Renters. Attention:
Thousands of people have recently solved the rent problem by SEARS, ROEBUCK AND CO.'S GREAT BUILDING OFFER. It costs you nothing to investigate. You owe it to your family to do it.

OUR GREAT OFFER IN A NUTSHELL!

We furnish material on EASY MONTHLY TERMS and advance part of the cash for building. Our only requirements are that you own a lot and furnish a small amount of cash. We put you in touch with a contractor. We save you money and guarantee you complete satisfaction. Lowest interest rates.

Our "HONOR BILT" Homes are PERMANENT and EXTRA STRONG—SUPERIOR to ordinary dwellings.

Call and see us, phone or write. 115 Fifth Avenue. FREE book of 100 "HONOR BILT" Modern Homes No. 21513 contains our Great Offer. Open 8:00 a. m. to 5:30 p. m., Phone Struyescant 6:200.

Sears, Roebuck and Co., New York City

Save Your Vacation Money for Home Investment-You Need No Summer Vacation Out of Town If You Buy-BUT ACT QUICKLY—37 HOUSES SOLD SINCE MAY 14th The N. Y. Newspapers in their News Columns are advising

home seekers to buy OUR Country Homes, in the City

32 MINUTES FROM LOWER BROADWAY Because they "offer more for the least outlay of cash than any other houses of similar type in the city limits."

\$500 CASH

Gives title to your home \$65 paid monthly pays all interest charges and installments and in a few

years makes your Home Free and Clear Price \$6,750 Your monthly payments reduced to \$43 for cash payment of \$2,100. HOUSE IS EXEMPT FROM TAXES.

Just Like a Big Park

Maintained without any expense to you. Well Laid-out Streets, Sidewalks and Curbs

These REAL SUN LIT HOMES are semi-de-tached, have compact layout of six large rooms and bath, spacious closets and large storage room—steam heat, hardwood floors, hot water heaters, electricity. Will decorate to suit your own taste.

PREN-BROOK CORPORATION

ALFRED F. WILSON, Sales Manager At Utica Ave. and Ave. D, Brooklyn. Tel. Flatbush 8260

Office Open Every day, Including Sundays and Holidays, Until 7 P. M.



Ideal Home Surroundings | 6 r

We have restricted our property to only
ONE-FAMILY DETACHED
COTTAGES, \$8,200 UP
COMplete improvements, sewers,
macadam streets, shade trees, ornamental lamp posts for street lighting, individual acto driveway.
Office: 11164 Liberty Avenue, Richmond Hill South, Fulton Street "L"
to Greenwood Avenue Station, foot of Greenwood Avenue Station, foot of Greenwood Hill.

STENBERG BROK HOMES

BEAUTIFUL TAX-EXEMPT HOMES FINEST LOCATION IN JAMAICA

ONE-FAMILY DETACHED

PRICE \$8,600. SIX LARGE ROOMS, EVERY IMPROVEMENT. AUTO DRIVEWAY One Block from Public School.
ALL ASSESSMENTS PAID

BUILT WELL BRICK STUCCO

ASPHALT STREET. TERMS ARRANGED.

LONGFELLOW AV., BETWEEN JEROME AND BEAUFORT AVS.

Walk two blocks south from Jamaica main station, L. I. R. R., to Beaufort av. STENGEL-HUETHER & HOLTERMANN OWNERS ABUILDE

TWO-FAMILY BRICK HOUSES AT RIDGEWOOD

BRICK ENCLOSED PORCHES 11 ROOMS, EVERY MODERN IMPROVEMENT

GEORGE VIEBROCK, OWNER & BUILDER SUMMERFIELD ST. AND CYPRESS AV. Ridgewood—BROOKLYN, N. Y. PHONE EVERGREEN—2818.

Queens-Sale or Let. SAVE MONEY-READ THIS

\$7,650 On plot 30x100, in fine location: d large rooms, all modern improvements, enclaided and station; 30 minutes to trolleys, stores and station; 30 minutes to New York city, 30 trains daily.

Also 8 room cottages at \$5,850 for only \$1,000 cash and fine 2 family houses \$9,500 up.

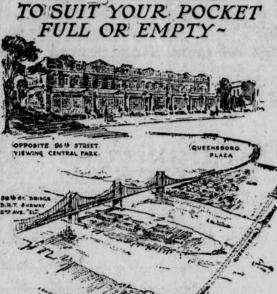
1 Jericho Turnnike A. Marchen at 11 Jericho Turnnike A. Marchen and The 2 family houses Three 2 families, il rooms: tax exempt; steam electric, parquet, 2 enclosed porches, side entrances, beautifully decorated; tile kitchen and bath; several and station; 30 minutes to New York city, 30 trains daily, 30 minutes to New York city, 30 trains daily, 30 minutes to New York city, 30 trains daily, 30 minutes to New York city, 30 trains daily, 30,500 up. 40 trains daily,

Queens-Sale or Let. \$7,500-HOLLIS-\$7,500

Artistic stucco bungalow, 4 rooms, open ireplace, every modern improvement, beautiful surroundings. Call, write or phone for all descriptions.

Fourteen Minutes from the City's Heart Six Room AT TERMS

A HOME FOR YOU!!



Brick Houses-All Improvements Room for Garage-Price \$8500

You owe it to your Family to provide a Home! Here is your Chance to

Get one at a RIGHT We build them by the

hundreds, which places us in a position to sell them at a LOWER PRICE.

In the Heart of the City with a Five-Cent Fare POTTER AVENUE

REALTY CORPORATION DAVID W. KEEN HENRY B. SALTMAN | Managing Directors 30 East 42d St., N. Y.

HOW TO REACH PROPERTY—Take any Inter-boro Subway and change at Grand Central for Queensboro Subway. Get off at last station (Ditmars Ave. and Potter Ave.) on premises.



A REAL HOME That Buys Itself

On 420 lot tract in Astoria, Queensboro, owned by Hon. John J. Kindred-Tapestry Brick and Limestone-All outside rooms-15 minutes from Grand Central LIVING ROOM - Twin Apartment Dwellings
KINDRED-MAVOY HOMES ASTORIA LI

direct supervision of C. F. & D. E. McAvoy & L. C. L. Smith: decorations and color plan by Agnes Rowe Fairman: furnished by Bloomingdale; landscaping by Flushing Nurseries. Two 6-room apartments: open fireplaces—2 large sleeping porches. Small cash payment from responsible purchasers; Income from rented apartment will meet future payments. 4-CAR GARAGE WITH PRIVATE DRIVEWAYS Send for descriptive pamphlet of this semi-suburban com-munity served by the Dual Subway System, adjoining Arleigh and the new East River Park. Initial operation housing 28 families just completed on Howland Street north of Ditmars

The savings of garage fees combined with the substantial saving that Tax Exemption provides, will give you your OWN RENTAL FREE and a margin above.

Show-house open for inspection; designed and constructed under Take Queensboro Subway to Ditmars Avenue, Astoria-

SUBURBAN REAL ESTATE.

Long Island-Sale or Let.

MILL NECK

2 0000 DE 19000

462 Ft. Water Front On Oyster Bay Harbor

614 ACRES, COMMANDING VIEW

Secluded home, 8 master bedrooms, 3 master baths, 3 maids' rooms and

bath, billiard room, sleeping porch, commodious living quarters, garages accommodating 5 cars, with apart-

ment and bath; poultry houses, kitchen and flower gardens. This property is in wonderful re-

pair, ready for immediate occupancy.

Baker Crowell, Inc.

47 West 34th St., New York City. Staroy 0038. Great Neck 395.

SEVERAL

North Shore

Bargains

FOR SALE.

-SPECIALS-

3 FARM HOUSES

of the old Long Island type, which could be artistically re-

Attractive Prices

WHEATLEY HILLS

REAL ESTATE CORP.

Real Estate Brokers

95 Liberty St., N.Y. Cort. 4657
HENRY A. ROGERS, Manager

Belle Terre Park,

Port Jefferson,

FOR SALE ON Shore of Long Island in

nodeled. Now Offered at

WM. D. BLOODGOOD & CO. Inc.

SUBURBAN REAL ESTATE.

SUBURBAN REAL ESTATE.

Long Island-Sale or Let.

Restricted Building Plots

Adjacent New \$350,000 School

Port Washington, On Manhasset Bay and Hempstead Harbor

Premier location on North Shore Division of Long Island Commutation \$10.52.

3 Yacht Clubs, Golf and Country Club. High School, 3 grade schools. Churches of all denominations. Lots with all improvements, graded streets, shade trees, side-walks; on easy terms as low as \$600.

I will secure building loan mortgages for you.

Special Sale Sunday and Decoration Day

WILLIAM F. SHEEHAN, At Station. Telephone 214. PORT WASHINGTON, L. I.

Garden City Estates Vassau Boulevard Station, Garden City, L. I.

50 new houses have been erected by

individual owners during the last year or are in course of construction.

NEW HOUSES FOR SALE We invite comparison with any residential section of Long Island relative to price, value and environs. **BUILDING SITE BARGAINS**

GARDEN CITY PROPERTIES, Inc., 120 Broadway, New York, Telephone Rector 4156, Garden City Estates Office, Opposite Nassau Bouleverd Station

Inspect Garden City Estates to day. It is but 38 minutes by fast electric trains to Nassau Boulevard (Carden City Estates) Station via L. I. R. R. from Penn. Station. 43d St., or from Hattists Av. Brooklyn. Convenient Sunday trains at 11.45 A. M. and 1.08, 1.55, 2.59, 3.41, 4.94 and 4.44 P. M.

HEMPST

AD, L. I.

We are authorized to sell the late Howard J. Dietz's estate, probably the most complete small country place on Long Island, consisting of 29 acres, with large frontage on two highways, a complete gentleman's home, with no details overlooked; thousands of dollars were spent in selecting the most desirable shade and fruit trees and shrubbery. Virginia Colonial HOMN of 12 spacious rooms; a master hedrooms and two bains, large, sunny living room, library, plazzas; finest hardwood floore, plazzas; finest hardwood floore,

Shade trees,
PRICE \$20,000, TERMS,
CHAS, E. SAMMIS, JR.,
HUNTINGTON, L. J. Tel. HUNT, 435. Lynbrook, New House, \$6,750.

STEPHANY, Realtor,

Beautifal English brick and stucco house, 10 rooms, 3 baths, fully furnished; 2 acres; adjoining golf and country club; spiendid boating and hathing; 2 car sarage and chauffeur quarters; will sell for \$20,000. F. H. SELLECK, Phone Rector 3969. HUNTINGTON, L. I.

NEAR SHORE.

acres of land, nicely landscaped; well unit 10 room house, bath; steam heat, lectric lights; large barn and garage, with chaufteur's room. Variety fruit nd berries, abundance of large, old

lavatory; garage; good location; near depot. Also sacrifice wonderful Colonial house, with large, elegant rooms. All the best in Real